



**Selbon**

Residential sales & lettings

Lea Springs, Fleet,  
Hampshire, GU51 5AR

Guide price £375,000 Freehold



**01252 979300**  
Selbonproperty.co.uk

- Semi-Detached Family Home
- Living/Dining Room
- Family Bathroom
- Garage in a Block
- Cul-De-Sac Location
- Three Bedrooms
- Kitchen
- Enclosed Rear Garden
- Gas Central Heating
- Close to Local Schools & Amenties

Selbon Estate Agents are delighted to offer this three bedroom semi-detached property to the market, conveniently located within easy access to local schools, Calthorpe Park and Fleet town centre. The property is situated in a cul-de-sac location and is an ideal family home.

The accommodation comprises; entrance hall, which has stairs to the first floor landing, storage cupboards and doors to the downstairs cloakroom with a white suite, the lounge/dining room and kitchen.

The 24ft dual aspect lounge/dining room has a living area, as well as space for table and chairs with a door leading to the 10ft kitchen, which has ample work surfaces, a range of eye and base level storage units, appliance space and a door to the rear garden.

The first floor landing has access to the loft and there are doors to the 3 bedrooms and a family bathroom with a white suite.

Further benefits include gas radiator heating, double glazed windows, an enclosed easterly facing garden with side access, garage in a block and ample on-street parking.

Please note this property is a timber frame construction.

The current school catchment areas include: Tavistock Infant School, All Saints CE Junior School and Calthorpe Park Secondary School.

There is easy access to Fleet town centre with an array of shops, bars and restaurants, as well as Fleet mainline railway station with fast trains to London Waterloo.

For those who enjoy the outdoors there is a wealth of walking, running and cycling routes including the Basingstoke Canal, Fleet Pond, Edenbrook nature reserve and Caesars camp.

There are excellent road links for those looking to commute, including the M3, A30 and A31, giving access to London, Basingstoke, Guildford and many more major town & villages.

We would recommend a viewing to appreciate the features of the home.













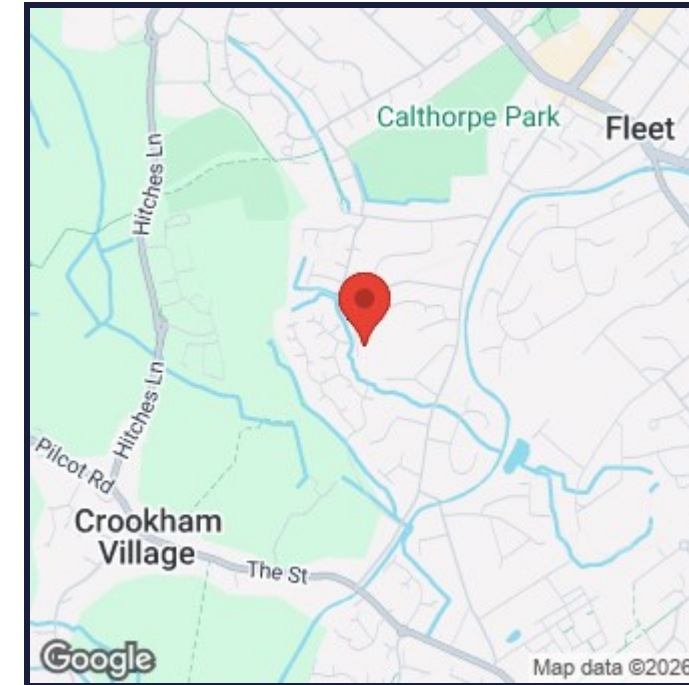
## Floor Plans



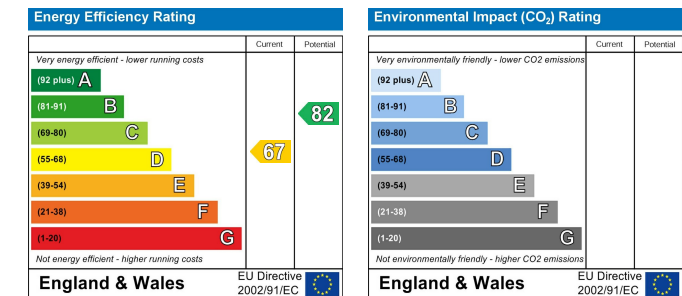
TOTAL FLOOR AREA : 1000 sq.ft. (92.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2026

## Area Map



## Energy Performance Graph



## Viewing

For further information on this property or to arrange a viewing please contact Selbon Estate Agents on 01252 979300

We give notice that these particulars are produced in good faith and in accordance with the Digital Markets, Competition and Consumers Act 2024 (DMCC Act). They are set out as a general guide only and do not constitute any part of a contract or warranty whatsoever. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Selbon has any authority to make or give any representation or warranty whatever in relation to the property. A detailed survey has not been carried out nor have the services, heating systems, appliances or specific fittings been tested. Any photograph incorporated within these particulars shows only certain parts of the property and it must not be assumed that any contents or fixtures and fittings shown in the photographs are either included with the property or indeed remain in it. Room sizes shown and any floor plans should not be relied upon for carpets and furnishings. If there is any point which is of particular importance to you we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

## Council Tax Band: D

### Selbon Property Services Ltd

Registered Office, 16 Levignen Close, Church Crookham, Fleet, Hampshire, GU52 0TW

Company Registration Number: 12108205 VAT Number: 370 7956 65

Tel: 01252 979300 Email: sales@selbonproperty.co.uk